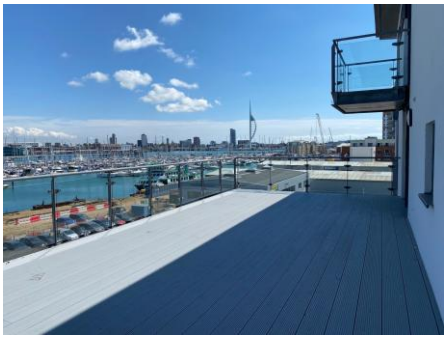
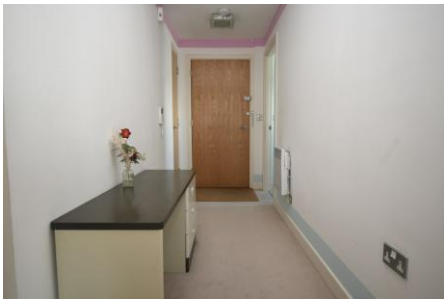
DIMON
Estate Agents

Jacana Court, Mumby Road, Gosport, Hampshire, PO12 1EN

£279,000





- Spacious Two Bedroom Apartment With Views Over Portsmouth Harbour
- Good Size Open Plan Living Area
- Two Good Size Bedrooms
- En-Suite To Bedroom One
- Family Bathroom Shared With Bedroom Two
- Study Area With Utility Room Off
- Large Decking Area With Glass Balustrade
- Underground Parking Space
- Conveniently Located For Gosport Town Centre & Portsmouth Ferry
- No Forward Chain

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

Third Floor









SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	With lift or stairs leading to each floor. The flat is located on the 3rd floor.
Entrance Hall	Door entry phone, electric panel heater, meter cupboard.
Open Plan Living Area	35'10" (10.92m) x 12'9" (3.89m) narrowing to 8`3 (2.51m)
Lounge Area	PVCu double glazed patio door with Juliette balcony with views of Portsmouth Harbour.
Dining Area	Sliding patio doors giving access to large balcony, electric panel heater.
Kitchen Area	1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, integrated fridge/freezer, plumbing for dishwasher, waste disposal unit, ceramic tiled floor.
Bedroom 1	12'0" (3.66m) x 12'11" (3.94m) Plus Recess PVCu double glazed window, built in double and single wardrobe, electric panel heater.
En-Suite Shower Room	Shower cubicle, vanity hand basin, low level WC., tiled splashbacks, chrome heated towel rail, extractor fan, PVCu double glazed window, ceramic tiled floor.
Bedroom 2	14'3" (4.34m) x 11'10" (3.61m) PVCu double glazed window, electric panel heater, built in double wardrobe.
Bathroom	Panelled bath with mixer tap and shower attachment, hand basin, low level W.C., ceramic tiled floor, tiled splashbacks, chrome heated towel rail, extractor fan, doors from both hallway and bedroom 2.
Study	12'6" (3.81m) x 5'2" (1.57m) Plus Recess 2 PVCu double glazed windows, electric panel heater.
Walk-In Utility Cupboard	With base cupboard and plumbing for washing machine, shelving, hot water cylinder.
OUTSIDE	
Large Decking Area	38'0" (11.58m) Approx x 16'5" (5m) Glass balustrade, panoramic views of Portsmouth Harbour towards the Spinnaker Tower.
Communal Facilities	Residents garden and secure entry gate, with allocated parking space in underground parking area.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.

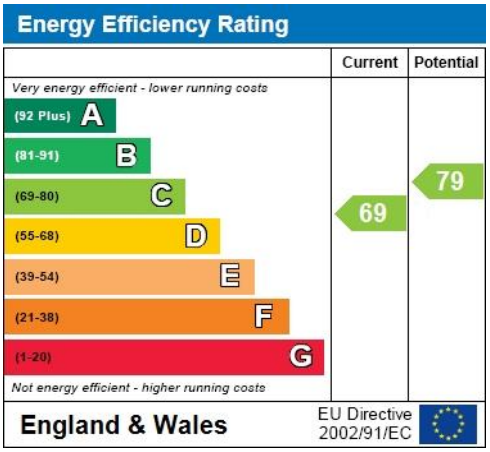
Tenure	Leasehold. Balance of a 125 year lease from 1st April 2005. Current ground rent £175 per year and maintenance charges £4319 per year, which includes building insurance, water and sewage. These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Council Tax	Band E.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk









Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.